

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: July 15, 2026

SUBJECT: Vendor Selection and Award - HCPS MRTS Atkinson Elementary School HVAC Replacement Project Phase II & III

PRESENTER: Bryan Rhodes, Capital Projects Director

ATTACHMENTS: Yes

1. Vendor Proposal
2. Bid Tabulation

SUMMARY OF REQUEST:

The Board is requested to approve the attached Johnson Controls proposal and authorize staff to proceed with the procurement and installation of the HCPS MRTS Atkinson Elementary School HVAC Replacement Project Phase II & III, per the approved HCPS MRTS FY 25-26 Projects.

The proposal received from Johnson Controls is for a base bid amount of \$2,590,007 and accepted Alternate #2 price of \$105,500, for a total price of \$2,695,507 versus the budget of \$2,854,000 for HCPS MRTS FY 25-26 Atkinson Elementary School HVAC Replacement Project Phase II & III.

BOARD ACTION REQUESTED:

The Board is requested to accept the proposal from Johnson Controls and authorize Henderson County staff to proceed with the purchase and installation of the HCPS MRTS Atkinson Elementary School HVAC Replacement Project Phase II & III.

Suggested Motion:

I move the Henderson County Board of Commissioners award the contract, for the purchase and installation of the HCPS MRTS Atkinson Elementary School HVAC Replacement Project Phase II & III, to Johnson Controls, for \$2,695,507 inclusive of the base bid and accepted alternate #2.



Proposal

TO: Henderson County Government Offices
100 North King St. Suite 204
Hendersonville NC 28792

Date: July 2, 2026
Project: Atkinson Elementary HVAC
Change Out Phase 2
Proposal Ref: CDTAES060126

For the above price this proposal includes:

Base Bid: \$ 2,590,007.00

- Replacement of Current P-Tac style HVAC units with new VRF units and materials per engineered drawings attached.
- Existing HVAC equipment is to stay in service until the new units are fully functional.
- New HVAC units to be installed in the corridor section per engineered drawings attached.
- Factory commission and Start-up of the units is included.
- Provide factory inspection and handover with written documentation from the factory and all start up documentation.
- All existing HVAC units hot water lines will be capped.
- The wiring to each unit needs to be terminated in the nearest junction box and all existing conduit and wiring to be removed.
- Outdoor and Indoor branch selector tubing will be insulated with armaflex
- The recovered units will be removed and stored on site for Henderson County Public Schools.
- All recovered R-22 refrigerant will be returned to Henderson County Public Schools. HCPS Maintenance Department will provide the needed recovery tanks for the recovered refrigerant.
- Upon removal of the existing HVAC units, wall openings will be secured immediately. Temporary covers will be watertight and rodent proof. Temporary covers will be secured from inside the of the building.
- The base bid for permanent wall enclosures will be: 8-inch block laid in opening, waterproofed, finished, and painted to match the existing finish.
- Interior finish of block will be flush with existing wall and painted to match the existing.

Alternate 1: \$52,000.00

- Removal of accessible existing hot water lines in the hallways and classrooms according to engineered drawings.
- All Inaccessible lines to be capped using solder or pressed caps

Addendum #1 Received

Alternate 2: \$105,500.00

- Decommissioning and abandoning in place of the existing boiler, removal of the finned tube heaters and exposed hydronic piping in the gymnasium, abandoning all remaining hydronic piping in place
- Painting the gym walls to match existing

Warranty

- All work will carry a 12-month craftsmanship warranty.
- Daikin equipment factory warranty included.


This proposal and alternates listed below are hereby accepted and Johnson Controls is authorized to proceed with work; subject, however to credit approval by Johnson Controls, Inc., Milwaukee, Wisconsin.

This proposal is valid until: Aug. 31, 2026

Henderson County

Johnson Controls, Inc.

Name: _____

Name:  _____

Title: _____

Title: **Branch Installation Manager**

Date: _____

Date: 06/02/2026

PO: _____
